

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Michael Beckendorf  
Leo Gonzalez  
Bobby Gutierrez  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 4, 2014 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**5. CONSENT AGENDA.**

- a. Approval of minutes from the [workshop](#) and [regular](#) meetings on November 20, 2014.

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**6. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit [CU13-06](#): Ramiro Quintero**

*A request for approval of a Conditional Use Permit to allow an auto repair workshop in a Mixed Use District (MU-2), specifically on property located at 1015 West 28<sup>th</sup> Street adjoining the south side of West 28<sup>th</sup> Street between Kubin and Commerce Streets in Bryan, Brazos County, Texas. (R. Haynes)*

**b. Conditional Use Permit [CU14-15](#): Russell Lambert**

*A request for approval of a Conditional Use Permit to allow a concrete crushing operation on 70 acres of land in an Agricultural – Open (A-O) zoning district, specifically on property at 4930 Sandy Point Road, located north of Sandy Point Road between Lee Morrison Lane and the intersection of Sandy Point Road and North Harvey Mitchell Parkway/FM 2818 in Bryan, Brazos County, Texas. (R. Haynes)*

**7. REQUESTS RELATED TO 5.037 ACRES OF LAND OUT OF THE J. W. SCOTT LEAGUE, A-49, LOCATED AT THE TERMINUS OF HICKS LANE AND ADJOINING THE EAST SIDE OF THE INTERSECTION OF HICKS LANE AND BARROW COURT IN BRYAN’S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS - A PUBLIC HEARING WILL BE HELD FOR THE PLANNING EXCEPTION (Commission has final approval; appeals to the planning exception may be directed to City Council).**

**a. Planning Exception [PE14-02](#): Hidden Place Subdivision**

*A request for approval of an exception from the minimum 150-foot lot width standard of the Subdivision Ordinance (Bryan Code of Ordinances Chapter 110) required for lots of one acre or more and located in the City of Bryan’s extraterritorial jurisdiction (ETJ), to allow two proposed new lots with lot widths of less than 150 feet in the proposed Hidden Place Subdivision. (M. Dalton)*

**b. Final Plat [FP14-23](#): Hidden Place Subdivision**

*Proposed Final Plat of Hidden Place Subdivision, being 5.037 acres of land out of the J. W. Scott League, A-49 in Brazos County, Texas. (M. Dalton)*

**8. REQUESTS FOR APPROVAL OF EXCEPTIONS FROM DESIGN STANDARDS OF THE SUBDIVISION ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 110) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Planning Exception [PE14-03](#): Messina Hof Estates Subdivision**

*A request for approval of an exception from the minimum 150-foot lot width standard of the Subdivision Ordinance (Bryan Code of Ordinances Chapter 110) required for lots of one acre or more and located in the City of Bryan’s extraterritorial jurisdiction (ETJ), to allow 11 proposed new lots with lot widths of less than 150 feet in the proposed Messina Hof Estates Subdivision on 36.50 acres of land out of Thomas M. Splane Survey, A-53, adjoining the east side of Old Reliance Road and located at the northeast corner of the intersection of Old Reliance Road and Merka Road in Bryan’s ETJ in Brazos County, Texas. (M. Hilgemeier)*

**9. PROPOSED AMENDMENTS TO THE TEXT OF BRYAN'S CODE OF ORDINANCES CHAPTER 130 (ZONING) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Conditional Use Permits**

*A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 130, Zoning, changing Section 130-33, Conditional Use Permits, to add an appeal process to the City Council that requires a 3/4 vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing. (M. Zimmermann)*

**b. Changes and Amendments to Zoning Ordinance, Districts and Administrative Procedures**

*A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 130, Zoning, changing Section 130-42, Changes and Amendments to Zoning Ordinance, Districts and Administrative Procedures, to add an appeal process to the City Council that requires a 3/4 vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing. (M. Zimmermann)*

**10. A RECOMMENDATION TO THE BRYAN CITY COUNCIL REGARDING TWO PLANNING AND ZONING COMMISSIONER APPOINTMENTS TO THE NEWLY-CREATED DESIGN REVIEW BOARD (Commission makes recommendation; City Council has final approval).**

**11. RECOGNITION OF OUTGOING COMMISSIONER MICHAEL BECKENDORF.**

**12. ADJOURN.**

*The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).*

*The next regular meeting of the Planning and Zoning Commission is tentatively scheduled for Thursday, January 15, 2015 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al*

*(979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*